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# County of San Diego

## DEPARTMENT OF PLANNING AND LAND USE

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March 13, 2008

### **Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents**

#### **FOR PURPOSES OF CONSIDERATION OF THE HIGHLANDS AT WARNER SPRINGS RANCH, SPA 06-001, TM 5450, ER 81-04-006A**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

#### **1. Background on the previously adopted NDs and previously certified EIR:**

An EIR for the Warner Springs Ranch was prepared for an amendment to the North Mountain Subregional Plan (GPA 81-02) for the designation of the Warner Springs Ranch Specific Plan area. The EIR (R81-073) was certified by the Planning and Environmental Review Board on August 6, 1981. The certified EIR found significant effects to Groundwater Supply, Sewage Treatment and Water Reclamation, Cultural Resources, Dark Skies, and Biology. These effects were determined to be mitigable. The EIR recognized that project level analyzes and mitigation measures would be required at the time of approving and implementing the Specific Plan and its components.

An MND for the Warner Springs Ranch Specific Plan (LSP 83-04, R83-18, P83-19, TPM 17929) was adopted by the Board of Supervisors on April 21, 1983. The adopted MND found the project would not to have any potentially significant effects. However, a number of mitigation measures were recommended.

Another MND for an amendment to the Warner Springs Ranch Specific Plan (SPA 84-03) was adopted by the Board of Supervisors on June 21, 1984. The amendment was required due to some minor modifications to the State Route 79 alignment. In addition, it addressed revisions to an archeological requirement and made some minor modifications to the Specific Plan map. The adopted MND found the project would not to have any potentially significant effect and incorporated the mitigation measures from the previous MND, with some minor modifications.

2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
3. a. Contact Richard Grunow, Project Manager  
b. Phone number: (858) 694-3010  
c. E-mail: richard.grunow@sdcounty.ca.gov
4. Project applicant's name and address:

Warner Springs Estates, LLC  
1037 Didrikson Way  
Laguna Beach, CA 92651  
(949) 497-9300

5. Summary of the activities authorized by present permit/entitlement application(s):

The adopted Specific Plan covers the first phase of the Warner Springs Ranch Specific Plan. The plan identifies a future development area, which must be authorized through an SPA and subsequent environmental analysis. The project site is included within Phase 1 of the Specific Plan and is identified in the specific plan to be developed with 35 rural single-family residences, which would be sold individually and separately from the rest of the private resort. The Specific Plan indicates that these homes would be served by septic systems for sewer and for water through offsite wells. The project proposes a Specific Plan Amendment to allow the use of on-site wells and develop 28 residential units on parcels ranging from 5 to 8.5 gross acres. The project is located within the RR Rural Residential Use Regulations with a minimum net lot size of 2 acres with a density of 0.5 units per acre.

Sewerage would be accomplished through on-site septic systems approved by the Department of Environmental Health. Access to the site would be from Los Coyotes Road, a private road, which is maintained by the Bureau of Indian Affairs. Two 40-foot wide private road easements are proposed off of Los Coyotes Road, Live Oak Terrace and Hot Springs Lane. Fire service would be provided by the California Department of Forestry (CDF).

6. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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The proposed project consists of subdividing the project site and developing it with 28 rural single family residences which would receive water through on-site wells. Additionally, the proposed project provides greater detail regarding the development of the site because the prior approval only consisted of the Specific Plan. Therefore, the proposed project also identified preliminary grading, fire clearing, access to the site, and roadway improvements to serve the site.

7. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☐ NONE

☐ Aesthetics

☒ Biological Resources

☒ Hazards & Haz. Materials

☐ Mineral Resources

☐ Public Services

☒ Utilities/Service Systems

☐ Agriculture Resources

☐ Cultural Resources

☒ Hydrology/Water Quality

☒ Noise

☐ Recreation

☐ Mandatory Findings of Significance

☐ Air Quality

☐ Geology/Soils

☐ Land Use/Planning

☐ Population/Housing

☒ Transportation/Traffic

**DETERMINATION:**

On the basis of this analysis, the Department of Planning and Land Use has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND and previously certified EIR are adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Richard Grunow  
Printed Name

\_\_\_\_\_  
March 13, 2007

\_\_\_\_\_  
Date

\_\_\_\_\_  
Environmental/Land Use  
Planner  
\_\_\_\_\_  
Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.**

### **ENVIRONMENTAL REVIEW UPDATE CHECKLIST**

**I. AESTHETICS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES  
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NO  
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The proposed project provides additional information regarding the development of the site such as the location of lots and preliminary grading and clearing required for the development of those lots. Grading for the project would be limited to the immediate development area to accommodate building pads and internal roads. The project would not require excessive grading and all proposed manufactured slopes would be contour graded and landscaped to blend with the natural environment. Residential development of the property would conform to the land use patterns contemplated by the specific plan and EIR and would not present any unanticipated visual impacts. Therefore, the project would not result in a more substantial visual effect than what was evaluated by the EIR.

**II. AGRICULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conversion of Prime Farmland, Unique

Farmland, or Farmland of Statewide Importance to a non-agricultural use and/or conflicts with existing zoning for agricultural use or Williamson Act contract?

YES

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NO

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No change has occurred to the underlying soils or extent of soils to be affected.

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

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NO

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Since the preparation of the previous environmental documents, the setting with regard to air quality has changed. The ambient air quality and attainment status of the airshed have changed, as well as the regulations. However, because the project proposes fewer lots, it would result in less construction and operational emissions than previously expected. As a result, the project would not cause any significant, unanticipated impacts to air quality.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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The proposed project provides additional information regarding the development of the site, such as the location of lots and location and widths of buffers. Wetland buffer areas have been identified on the project for a wetland on an adjacent property, therefore, the project has been found to be consistent with Article IV of the Resource Protection

Ordinance, due to the following reasons: a) the project will not place any non-permitted uses within wetlands; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetland buffer areas. Also, no sensitive habitat lands were identified on the site as determined on a site visit conducted by Maggie Loy on April 9, 2006.

The site contains native vegetation, including chamise/redshanks chaparral and southern oak woodland. The removal of this habitat may result in substantial adverse effects, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The County of San Diego has established mitigation for the following sensitive habitat types found on-site pursuant to CEQA: chamise and/or redshanks chaparral and southern oak woodland.

In addition to the above habitat mitigation, the project has proposed on-site biological open space be dedicated in fee title to the County. A limited building zone, fencing and signs to prevent future encroachment and to reduce indirect impacts will protect the biological open space. Additional mitigation measures include breeding season avoidance from February 15 through August 31.

Although regulatory circumstances and project specific information has changed since the original EIR, the changes are not considered substantial as defined by CEQA and will not necessitate major revisions.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES  
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NO  
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Additional, site specific cultural surveys have been performed on the subject property since the certification of the previous EIR. Previous and recent evaluations have indicated that the site has the potential to support significant buried archaeological resources. Therefore, site development would be subject to an archaeological monitoring and data recovery program to ensure that significant resources are not adversely affected by project implementation.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one



or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES  
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NO  
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**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES  
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NO  
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Since the previous environmental documents were prepared, there have been changes in the circumstances under which the project was undertaken related to Hazards. The project site is located within the declared Urban-Wildland Interface (UWI) area or a Hazardous Fire Area, and a Fire Protection Plan must be prepared by the applicant and approved by the Fire Chief and DPLU pursuant to Article 86, Section 8601 of the 2001 California Fire Code. The approved Fire Protection Plan details the adequacy of the water supply, proposed access, building ignition and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management. The following project design measures will also be implemented as a part of the project: 200 foot vegetation management areas around all structures, enhanced fire resistive

construction, fire protection systems/equipment, access roads and firefighter walkways, water supply/fire flow, and preparation of an emergency response plan for residents. Therefore, although there are changes in circumstances, implementation of fire prevention and response measures will ensure that the project does not result in new significant environmental effects related to hazards.

**VIII. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES  
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NO  
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Since the previous environmental documents were prepared, there have been changes in the circumstances under which the project was undertaken related to hydrology and water quality. The County of San Diego has approved and implemented the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). In order to demonstrate compliance with the WPO, the project submitted a Stormwater Management Plan (SWMP) prepared by San Dieguito Engineering Inc., dated Feb. 22, 2007, which identifies potential construction and post-construction pollutants that may result from the project and also identifies BMPs to address the pollutants. As such the project is not anticipated to result in any substantial increase in polluted runoff or any significant adverse effects to water quality. The SWMP received for the project has been approved by DPW and it has been found that the project will reduce adverse effects to water quality to the maximum extent practicable and as such complies with the requirements of the WPO. Although regulatory circumstances and project specific information has changed since the original EIR, the changes are not considered substantial, and therefore, major revisions to the EIR are not necessary.

**IX. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES  
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NO  
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Residential development of the site was contemplated by the original EIR. No change has occurred which would cause effects to land use and planning.

**X. MINERAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES  
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NO  
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No change has occurred which would cause effects to the underlying mineral resources.

**XI. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES  
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NO  
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The proposed project is a 28-unit residential subdivision. Based on the Traffic Noise Planning Report prepared by Eilar Associates and dated January 31, 2007, the surrounding area supports ranching and is occupied by local residents and day laborers. The project will not expose people to potentially significant noise levels that

exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

(1)The project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). (2)This residential project's noise levels at the adjoining property lines are not expected to exceed County Noise Standards. (3) The project has proposed a 60-foot irrevocable offer to dedicate (IOD) for noise setbacks from Los Coyotes Road to ensure that building pads are located outside of noise affected areas. Although regulatory circumstances and project specific information have changed since the original EIR, the changes are not considered substantial and will not necessitate major revisions.

**XII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES  
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NO  
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No change has occurred which would cause effects to population and housing.

**XIII. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES  
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NO  
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Since the previous environmental documents were prepared, the conditions under which public services are provided to the site and the surrounding area have changed due to new development and changes in resources. Service availability forms for fire protection and schools have been provided by the affected agencies to demonstrate that adequate service is available. Effect to other services that are in excess of those previously analyzed are not anticipated.

**XIV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that

substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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No change has occurred which would cause effects to the use of existing neighborhood and regional parks or other recreational facilities.

**XV. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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Since the previous EIR was certified and previous NDs were adopted, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates 336 ADTs. There is no change in circumstance regarding the scope of the project that would warrant additional traffic analysis. These trips will be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, there will be a less than significant impact on Transportation/Traffic. Although regulatory circumstances and project specific information has changed since the original EIR, the changes are not considered substantial and will not necessitate major revisions.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES  
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NO  
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The current Specific Plan requires that water for the project site be provided from off-site and it prohibits wells about 3200 feet above mean sea level (elevations on-site range from about 3300 to 3700 feet msl). Therefore, a Specific Plan Amendment was required and a cumulative groundwater investigation was prepared to determine the adequacy of groundwater resources for the proposed project as well as the basin in which the proposed project resides. Jim Bennett, County Groundwater Geologist, has reviewed and accepted the Groundwater Investigation and Water Well Testing Report for this project prepared by Peterson Environmental Services. The groundwater investigation indicates that the project is anticipated to have a less than significant direct and cumulative impact on groundwater resources. It has therefore been determined that the changes in regulatory circumstances and the addition of project specific information do not constitute substantial changes as defined by CEQA.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

YES

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NO

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Since the previous EIR was certified and the two previous MNDs were adopted, there have been changes in circumstances under which the project is undertaken, however, a biological resources report was prepared that indicated that the project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As discussed under the biological section IV above, the project will implement a series of mitigation measures including dedication of on-site open space, off-site mitigation for chamise/redshanks chaparral and southern oak woodland. In addition, the project will be required to meet the requirements of any responsible agency. Traffic also represents a potential cumulative impact. Therefore, through the implementation of mitigation measures discussed in these findings, the addendum and technical reports for cultural resources, visual impacts, groundwater, geologic, cultural resources, drainage, fire, biology and noise, the impacts will not be cumulatively considerable or expected to cause substantial adverse effects on human beings, either directly or indirectly.

**XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL  
REVIEW UPDATE CHECKLIST FORM**

**Extended Initial Studies:**

Specific Plan Amendment for Warner Springs Estates LLC (SPA 06-001), prepared by  
TRS Consultants, dated February 2007

Visual Report for the Highlands at Warner Springs, prepared by TRS Consultants, dated May 2007

Groundwater Investigation and Water Well Testing Report, prepared by Peterson Environmental Services, dated October, 2007

Geologic Investigation for the Highlands at Warner Springs, prepared by Michael W. Hart, dated February 2007

An Archaeological Study for the Highlands at Warner Springs, prepared by Brian F. Smith and Associates, dated November 29, 2006

Stormwater Management Plan for the Highlands at Warner Springs, prepared by San Dieguito Engineering Inc., dated November 7, 2007

Hydrology Report for the Highlands at Warner Springs prepared by San Dieguito Engineering Inc., dated November 7, 2007

Fire Protection Plan for the Highlands at Warner Springs, prepared by Hunt Research Corporation, dated October 2007

Biological Resources and Wetland Delineation Report for the Highlands at Warner Springs, prepared by William Everett, dated October 2007

Traffic Noise Impact Planning for Warner Springs Estates, prepared by Eilar Associates, dated June 20, 2007

Anthony J. Lewis, "Seiche," Discovery Channel School, original content provided by World Book Online, <http://www.discoveryschool.com/homeworkhelp/worldbook/atozgeography/s/500060.html>, June 25, 2001.

California Department of Fish and Game. Fish and Game Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines 1997

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Solid Waste Management Act, 1989

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste



California Public Resources Code, CPRC, Sections 40000-41956

City of Los Angeles, L.A. CEQA Thresholds Guide, Section C Geology, D Water Resources

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation Element of the General Plan (especially Appendices G – Unique Geological Features, Pages X-G-1thru X-G-7)

County of San Diego Public Facility Element of the General Plan (Section 6-Solid Waste, XII-6-1)

County of San Diego Scenic Highway Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.), February 20, 2002]

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection, 1998

<http://www.lacity.org/EAD/laceqa/ceqaindex.html>

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Ventura County Initial Study Assessment Guidelines, Ventura County, November 1992.

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Wetland Training Institute, Inc. 1993. Wetland Delineation Lecture Notes based on Corps of Engineers 1987 Manual

Final Environmental Impact Report dated August 6, 1981

Mitigated Negative Declaration dated April 21, 1983

Mitigated Negative Declaration dated June 21, 1984

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